

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☐ for Subdivision
☐ or Building Permit
☐ Administrative Amendment/Approval (AA)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

Supplemental Form (SF)

S Z

ZONING & PLANNING

- ☒ Annexation
☒ Conditional Use
☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ Adoption of Rank 2 or 3 Plan or similar
☐ Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations
☐ Street Name Change (Local & Collector)
☐ APPEAL / PROTEST of...
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102. Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): STUDIO SOUTHWEST ARCHITECTS PHONE: 505 845 9639
 ADDRESS: 2101 MOUNTAIN RD NW FAX: 505 843 9683
 CITY: ALBUQUERQUE STATE NM ZIP 87104 E-MAIL: joneskin@studioswarch.com

APPLICANT: EVERGREEN DEVELOPMENT LLC PHONE: 505 220 7777
 ADDRESS: 3002 RIO BRAVO SW FAX: _____
 CITY: ALBUQUERQUE STATE NM ZIP 87105 E-MAIL: _____
 Proprietary interest in site: OWNER List all owners: _____

DESCRIPTION OF REQUEST: EPC review of proposed residential use for 1st floor.

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 18-24 Block: 9 Unit: _____
 Subdiv/Addn/TBKA: ARMUJO-FRANCISCO Y OTERO
 Existing Zoning: SU-3 Proposed zoning: NA MRGCD Map No NA
 Zone Atlas page(s): 314 UPC Code: 101405827222540201

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): NA

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
 No. of existing lots: 7 No. of proposed lots: 7 Total site area (acres): .54

LOCATION OF PROPERTY BY STREETS: On or Near: 2ND STREET NW
 Between: ROMA and MARQUETTE

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team (PRT) ☒ Review Date: 6/26/12

SIGNATURE [Signature] DATE _____

(Print Name) Jeremiah Dreskin, AIA Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

- ☒ INTERNAL ROUTING
☒ All checklists are complete
☒ All fees have been collected
☒ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers
12 EPC 40043

Action S.F. Fees
CU _____ \$ 100.00
CMF _____ \$ 50.00
ADV _____ \$ 75.00

Hearing date August 9, 2012

Total
\$ 225.00

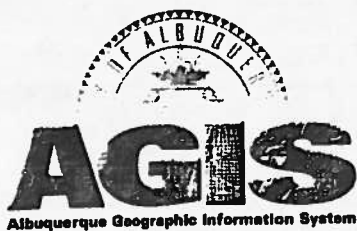
10-28-12
 Staff signature & Date

Project # 1009324

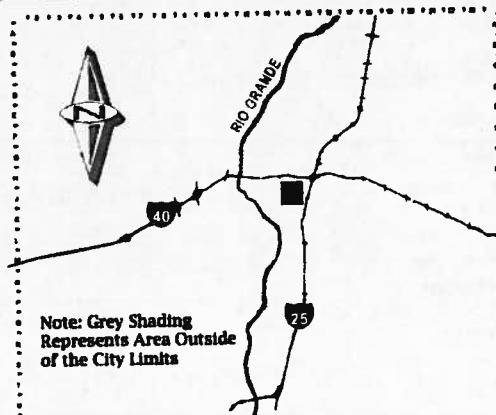
Revised: 4/2012



For more current information and more details visit: <http://www.cabq.gov/gis>



Map amended through: 1/24/2011



Note: Grey Shading
Represents Area Outside
of the City Limits

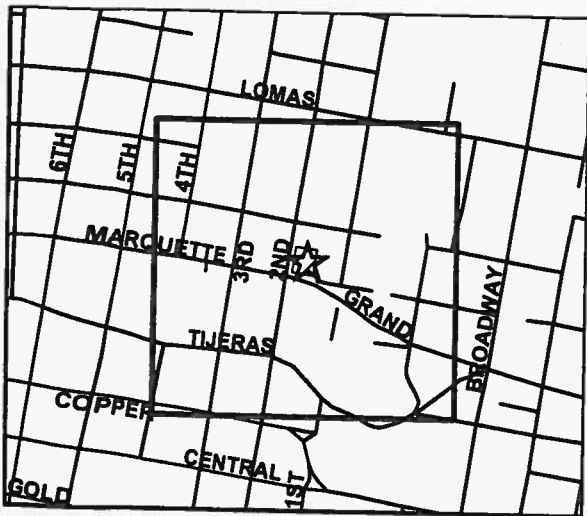
Zone Atlas Page:

J-14-Z

Selected Symbols

- | | |
|----------------------|------------------------|
| SECTOR PLANS | Escarpment |
| Design Overlay Zones | 2 Mile Airport Zone |
| City Historic Zones | Airport Noise Contours |
| H-1 Buffer Zone | Wall Overlay Zone |
| Petroglyph Mon. | |

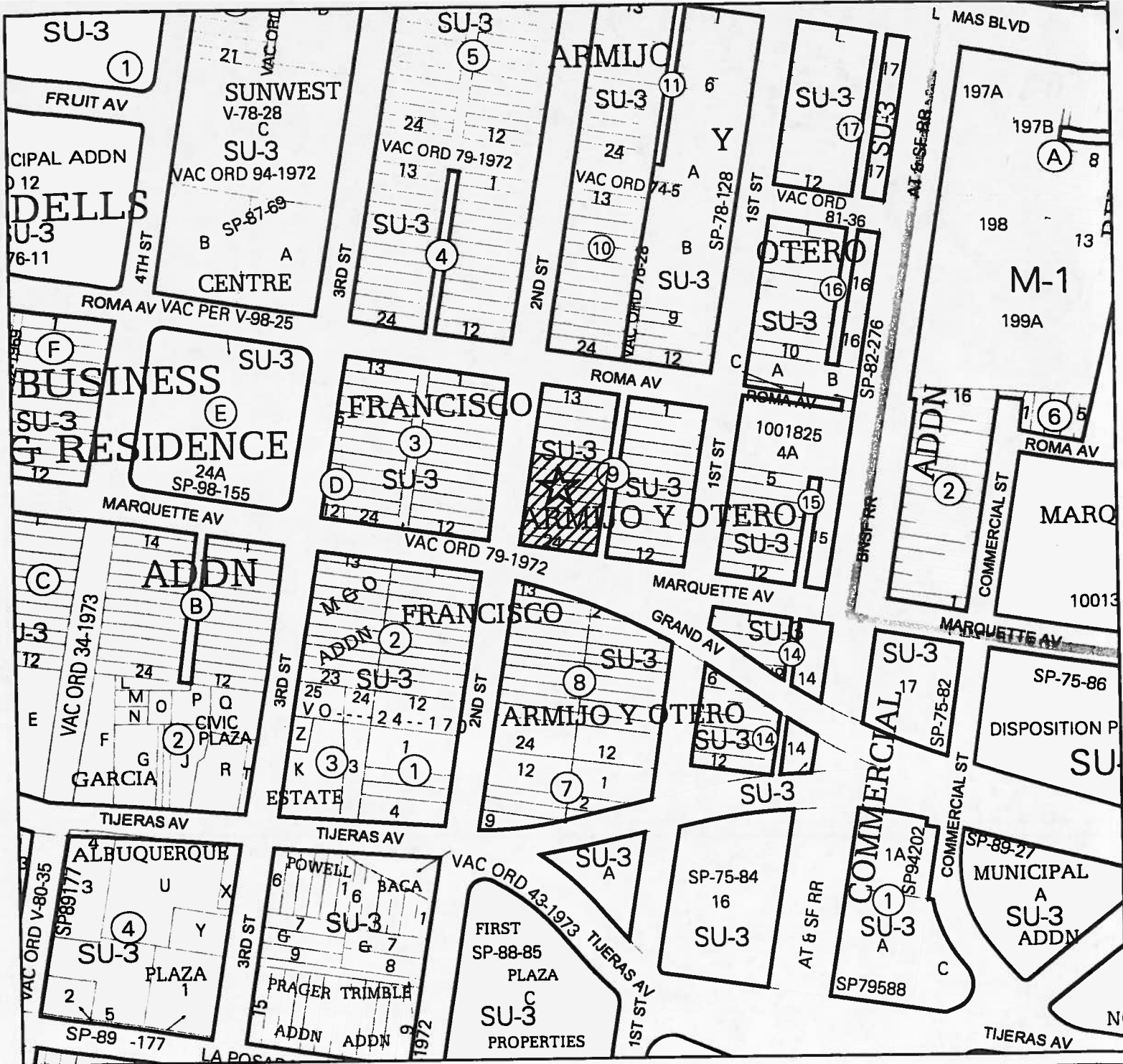
0 750 1,500 Feet



Note: Grey shading indicates County.



Zone Map Page: J-14
Additional Case Numbers:
12EPC 40043



ZONING MAP

Note: Gray shading indicates County.

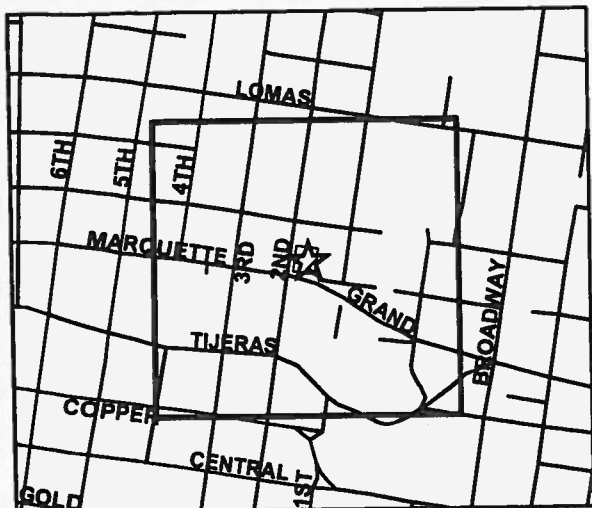


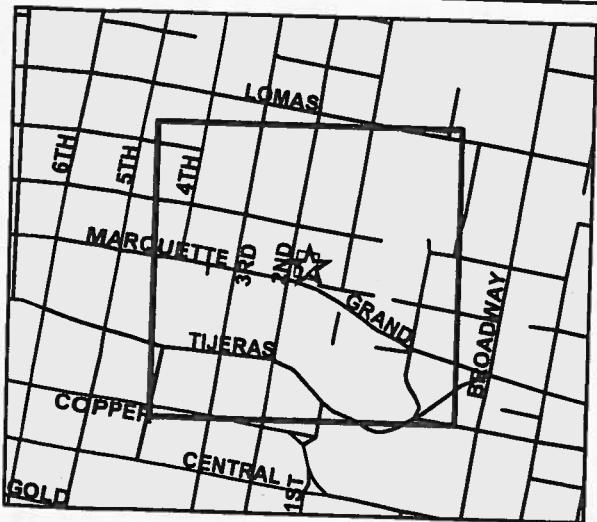
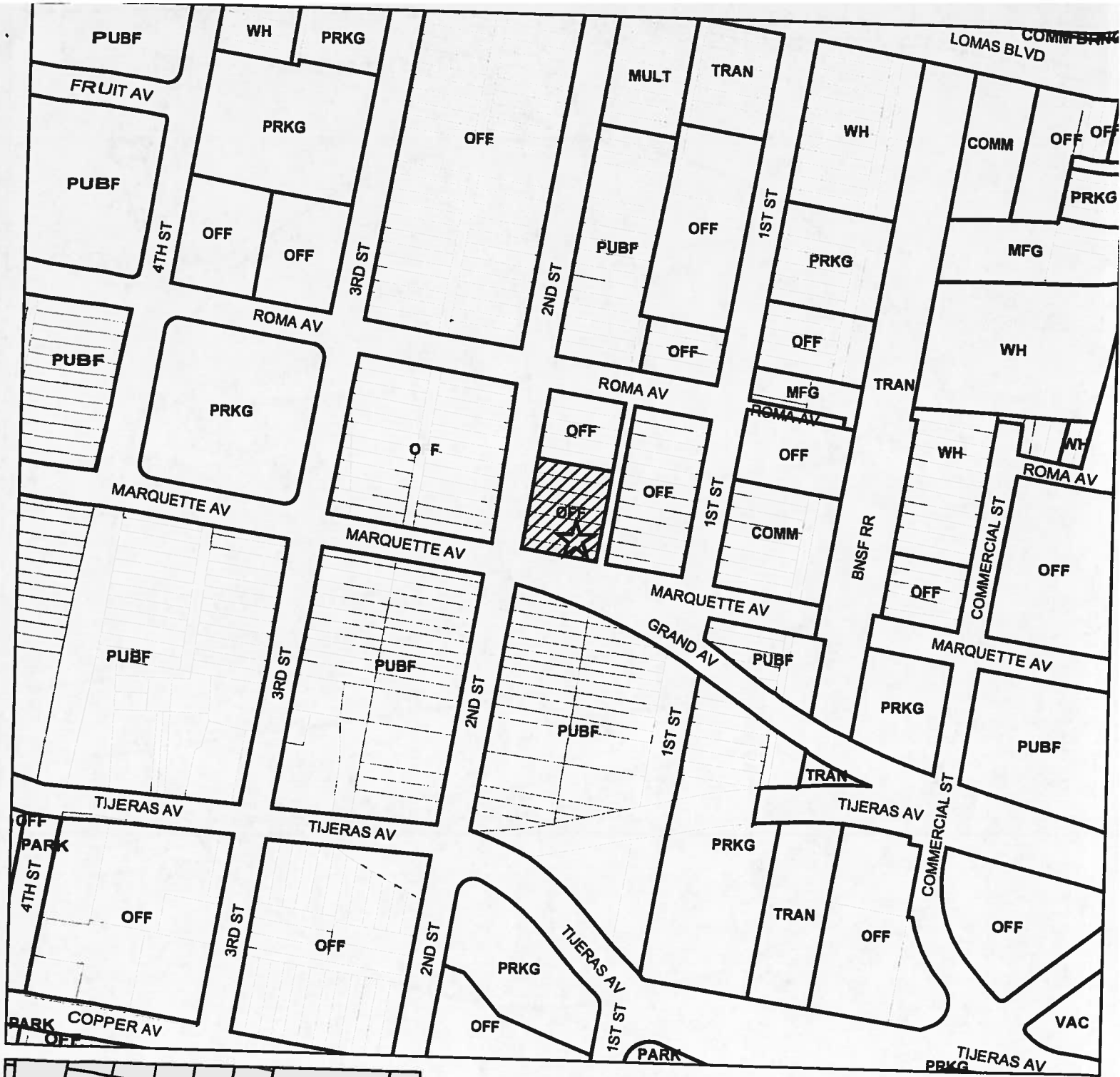
1 inch = 250 feet

Project Number:
1009324

Hearing Date:
August 9, 2012

Zone Map Page: J-14
Additional Case Numbers:
12EPC 40043





LAND USE MAP

Note Grey shading
indicates County

KEY to Land Use Abbreviations

AGRI Agricultural
 COMM Commercial - Retail
 DRNG Drainage
 MFG Manufacturing or Mining
 MULT Multi-Family or Group Home
 OFF Office
 PARK Park, Recreation, or Open Space
 PRKG Parking
 PUBF Public Facility
 SF Single Family
 TRAN Transportation Facility
 VAC Vacant Land or Abandoned Buildings
 WH Warehousing & Storage



1 inch = 250 feet

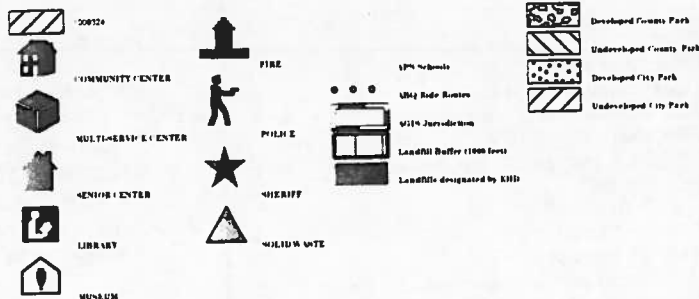
Project Number:
1009324

Hearing Date:
August 9, 2012

Zone Map Page: J-14
 Additional Case Numbers:
 12EPC 40043



Public Facilities Map with One-Mile Site Buffer



Project Number: 1009324

0 0.5 1 Miles

June 27, 2012

Mr. Hugh Floyd, Chair
Environmental Planning Commission
City of Albuquerque
600 Second Street NW
Albuquerque, NM 87102

Re: 510 2nd Street NW

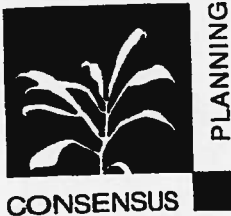
Dear Mr. Chairman:

The purpose of this letter is to authorize Consensus Planning, Inc. and Studio Southwest Architects Inc. to act as our agents concerning our request to allow residential as a ground floor use as required in the Downtown 2010 Plan.

Thank you for your assistance, we look forward to working with you, the Commission, and the City Planning staff on this project.

Sincerely,

A handwritten signature in black ink, appearing to be "J. J. [unclear]", written over a horizontal line.



June 27, 2012

Mr. Hugh Floyd, Chair
Environmental Planning Commission
600 North 2nd Street NW
Albuquerque, New Mexico 87102

Re: 510 2nd Street, NW, Request for Ground Floor Residential within the
Downtown 2010 Plan

Landscape Architecture
Urban Design
Planning Services

Dear Chairman Floyd:

302 Eighth St. NW
Albuquerque, NM 87102

(505) 764-9801
Fax 842-5495
cp@consensusplanning.com
www.consensusplanning.com

The purpose of this letter is to provide a justification for our request to the Environmental Planning Commission (EPC) to allow residential use on a portion of the ground floor at 510 2nd Street, NW as required by the Downtown 2010 Plan.

This property is within the Government/Financial/Hospitality Focus District as identified in the Downtown 2010 Plan. Use of the ground floor for residential use requires review and approval by the EPC. The existing building is vacant, and was previously used for multi-family residential. The district use matrix (page 32) identifies residential uses above the ground floor as a permissive use, but residential on the ground floor requires review and approval by the EPC.

We believe that this request meets the requirements for approval as outlined in the Downtown 2010 Plan and will be a benefit to the community. The successful model of the previous use as multi-residential units is an example that it is compatible with the surrounding properties, neighborhoods, and the community. It will not be injurious to the surrounding properties, neighborhoods, and the community. The proposed use will assist in the redevelopment of a vacant building, help create healthy neighborhoods downtown, and provide urban housing in the downtown core. The residents will provide "eyes on the street", provide additional customers for downtown businesses, and increase density on an existing transit route.

The Downtown 2010 Plan states that it is the burden of the applicant to demonstrate exactly how the proposed use will fit into the Plan. There are basically two tests identified: First, that the proposed use will be compatible with the surrounding uses in the district, and second, that it will not be injurious to the surrounding properties, adjacent neighborhoods, or the community.

PRINCIPALS

Karen R. Marcotte, AICP
James K. Strozier, AICP
Christopher J. Green, ASLA

Surrounding Uses/Immediate Context:

ASSOCIATES

Jacqueline Fishman, AICP

The building is across the street from the Doubletree Hotel and just south of the City offices at the Plaza del Sol building. The block face is setback with either parking or landscaping (not currently well maintained). The existing building is currently vacant.



CONSENSUS

PLANNING

The site is currently well served by transit with bus routes and stops close-by. The site is also within walking distance the Rapid Ride Red Line. The RailRunner station is also within easy walking or bicycling access. Numerous jobs and services are easily accessible as a pedestrian.

The owner will provide the maximum number of parking spaces possible on site and then work with one of the proximate parking facilities to provide a parking option for tenants. Due to the urban location and goal to increase pedestrian and transit activity, parking will be available for an additional fee. This is common and anticipated for urban residential projects within the Downtown Core.

Compatibility:

The proposed residential use of the first floor is compatible with the surrounding land uses. Additional urban residential is anticipated in the Plan and will provide 24 hour uses in the Downtown Core. Residential uses along 2nd Street will provide "eyes on the street", encourage pedestrian activity, and provide additional customers to the Downtown restaurants and businesses. The project will include a restaurant/café space along 2nd Street and will have an outdoor patio with seating, but it won't utilize the entire ground floor.

The request helps to implement goals articulated in the Plan including "to enhance the character of the neighborhoods that surround Downtown by promoting high density urban housing development within the core". This request will also help to further the goal of having at least 20,000 people living within one mile of the Downtown Core, and 5,000 people living within the Downtown Core by 2010 (which was not met by 2010, but it is still a valid goal). There are several residential projects coming on line within the core, but they are still short of this goal.

The proposal includes community space, open space in the form of roof garden, patios, balconies, and landscaping. High density urban residential has different amenity requirements than those in a less urban setting. The project includes those amenities that are appropriate to urban housing.

Another key element to this request is the adaptive reuse of existing, vacant buildings. In many instances, buildings like this have been demolished at tremendous cost, adding tons of construction debris to the landfill, and often resulting in a vacant lot that doesn't add to the urban fabric of the City. This is an existing building on the east edge of Downtown. The new property owner desires to renovate the building for residential use, which is needed and promoted within the Downtown 2010 Plan. The following is an excerpt from the LEED Building criteria regarding building reuse:

"Building reuse is a very effective strategy for reducing the overall environmental impact of construction. Reusing existing buildings significantly reduces the energy use associated with the demolition



process as well as construction waste. Reuse strategies also reduce environmental impacts associated with raw material extraction, manufacturing, and transportation."

The proposal redevelops an existing vacant building with residential and a restaurant/cafe, which will improve the immediate area, surrounding neighborhoods, and the community.

Not Injurious:

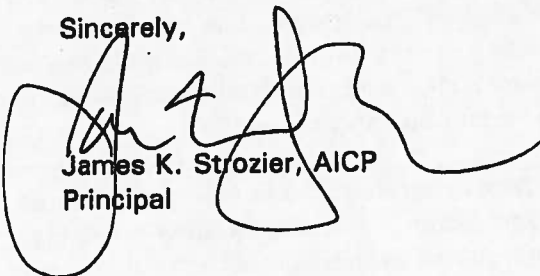
The answer to the "not injurious" question is for the most part the reverse arguments expressed for "compatibility" above. One different element to the question is whether or not the outside or neighboring uses will have a negative impact upon the residential use of the ground floor. The building is setback enough from 2nd Street that there is room to provide street trees and private patio areas for the adjacent units.

The proposed residential uses on the ground floor will not be injurious to the surrounding properties, neighborhood, or the community. In contrast, the project will have a positive impact and as stated above, help to implement many goals and objectives expressed in the Downtown 2010 Plan. The owner will provide reasonable parking options for tenants that have cars. Having a car is not necessary in this location due to the excellent access to nearby jobs and services, ample pedestrian facilities, and access to numerous transit alternatives.

Conclusion:

This request meets the requirements for approval as outlined in the Downtown 2010 Plan. The buildings prior use, location, and size of the ground floor footprint make in inappropriate for 100 percent retail or restaurant uses. The project does include a small restaurant/café that faces 2nd Street, but does not take up anywhere near the entire ground floor. It is compatible with and complementary to the surrounding properties, neighborhoods, and the community and in no way injurious. The proposed use will assist in the redevelopment of a vacant building, help create healthy neighborhoods downtown, and provide urban housing in the Downtown Core. The residents will provide "eyes on the street", provide additional customers for Downtown businesses, and increase density on an existing transit route.

Sincerely,


James K. Strozier, AICP
Principal

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: Jerome Driskin DATE OF REQUEST: 6/26/12 ZONE ATLAS PAGE(S): 114

CURRENT:

ZONING SU-3
PARCEL SIZE (AC/SQ. FT.) .54 AC

LEGAL DESCRIPTION:

LOT OR TRACT # 18 BLOCK # 9
SUBDIVISION NAME ARMJO-FRANCISCO YOTERO

REQUESTED CITY ACTION(S):

ANNEXATION []

ZONE CHANGE []: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☒

AMENDMENT (Map/Text) [] EXCEPTION

SITE DEVELOPMENT PLAN:

SUBDIVISION* [] AMENDMENT []

BUILDING PERMIT [] ACCESS PERMIT []

BUILDING PURPOSES [] OTHER ☒

*includes platting actions EXCEPTION

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☒

NEW CONSTRUCTION []

EXPANSION OF EXISTING DEVELOPMENT []

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 50

BUILDING SIZE: _____ (sq. ft.)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE [Signature]

DATE 6/26/12

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES [] NO ☒ BORDERLINE []

THRESHOLDS MET? YES [] NO ☒
Notes:

MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: []

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. **Any subsequent changes to the development proposal identified above may require an update or new TIS.**

[Signature]
TRAFFIC ENGINEER

6-26-12
DATE

Required TIS **must be completed prior to applying to the EPC and/or the DRB.** Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS
-SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER _____

DATE _____

Revised January 20, 2011



City of Albuquerque
P.O. Box 1293, Albuquerque, NM 87103

June 27, 2012

Jeremy Dreskin
Studio Southwest Architects, Inc.
2101 Mountain Rd. NW/87104
Phone: 505-843-9639/Fax: 505-843-9683

Dear Jeremy:

Thank you for your inquiry of June 27, 2012 requesting the names of **ALL Neighborhood and/or Homeowner Associations and Coalitions** who would be affected under the provisions of O-92 by your proposed project at **(EPC SUBMITTAL) - LOT 18, BLOCK 9, OF THE ARMIJO-FRANCISCO Y OTERO SUBDIVISION, LOCATED ON SECOND STREET NW BETWEEN ROMA AVENUE NW AND MARQUETTE AVENUE NW** zone map J-14.

Our records indicate that the **Neighborhood and/or Homeowner Associations and Coalitions** affected by this proposal and the contact names are as follows:

See "Attachment A" for the neighborhood associations and coalitions to contact in regards to this EPC Submittal.

Please note that according to O-92 you are required to notify each of these contact persons by **certified mail, return receipt requested, before** the Planning Department will accept your application filing. **IMPORTANT! Failure of adequate notification may result in your Application Hearing being deferred for 30 days.** If you have any questions about the information provided, please contact me at (505) 924-3902 or via an e-mail message at swinklepleck@caba.gov or by fax at (505) 924-3913.

Sincerely,

Stephani Winklepleck

Stephani I. Winklepleck

Neighborhood Liaison
OFFICE OF NEIGHBORHOOD COORDINATION
Planning Department

**LETTERS MUST BE SENT TO BOTH
CONTACTS OF EACH
NEIGHBORHOOD AND/OR
HOMEOWNER ASSOCIATION.**

planningrnaform(03/20/12)

June 27, 2012

<insert Neigh contact Here>

Dear :

The purpose of this letter is to inform you and the <Insert Neigh Assoc Name Here> that we have submitted a request to the Environmental Planning Commission (EPC) to allow residential use on a portion of the ground floor at 510 2nd Street, NW.

This property is within the Government/Financial/Hospitality Focus District as identified in the Downtown 2010 Plan. Use of the ground floor for residential use requires review and approval by the EPC. The existing building is vacant, and was previously used for multi-family residential. The proposed design includes a Café on the north end with meeting room and catering capabilities on the first floor, to encourage neighborhood interaction.

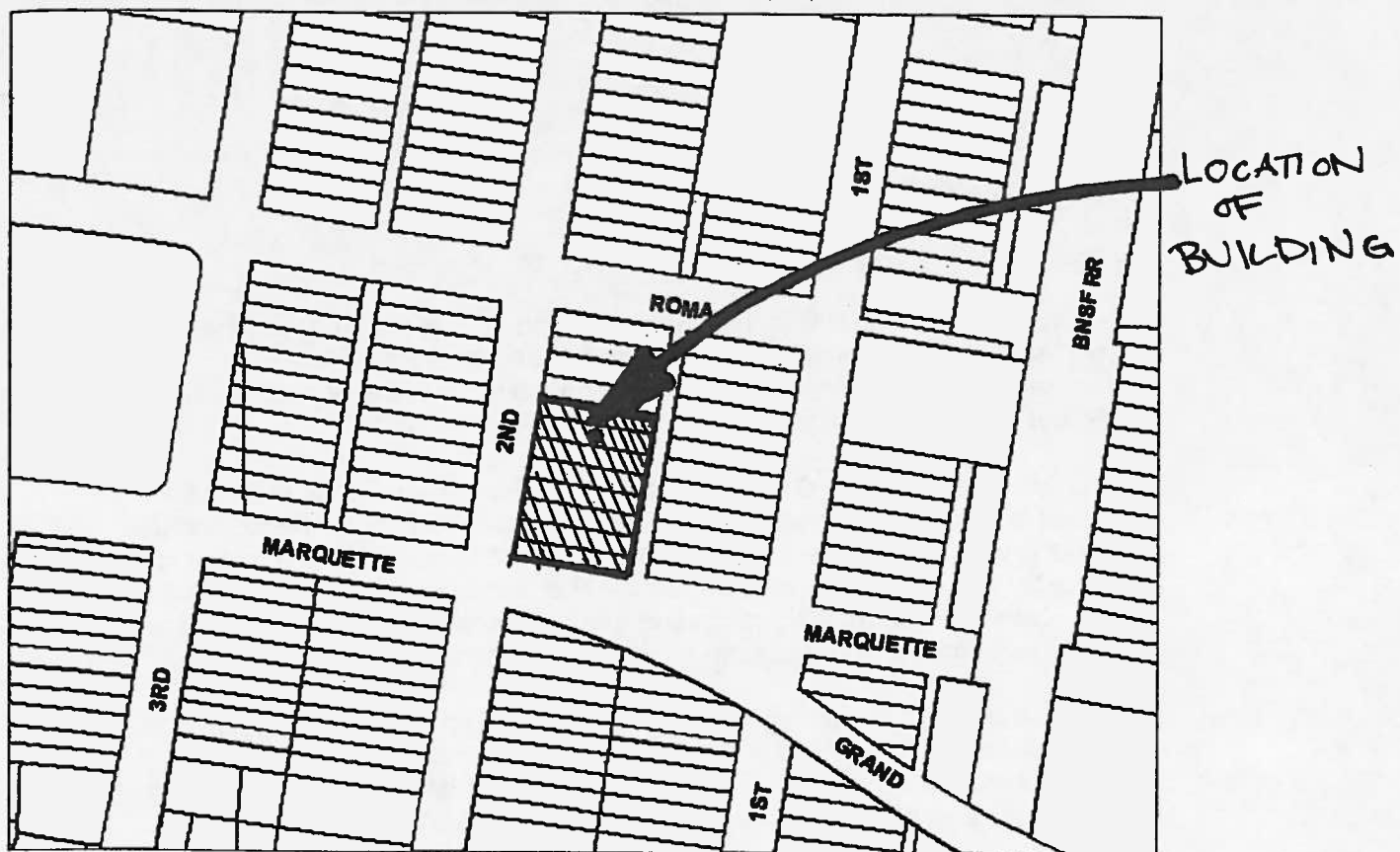
We believe that this request meets the requirements for approval as outlined in the Downtown 2010 Plan and will be a benefit to your neighborhood. The successful model of the previous use as multi-residential units is an example that it is compatible with the surrounding properties, neighborhoods, and the community. It will not be injurious to the surrounding properties, neighborhoods, and the community. The proposed use will assist in the redevelopment of a vacant building, help create healthy neighborhoods downtown, and provide urban housing in the downtown core. The residents will provide "eyes on the street", provide additional customers for downtown businesses, and increase density on an existing transit route.

The EPC hearing will be located in the basement of the Plaza del Sol Building at 600 North 2nd Street at 8:30 am on August 9th, 2012. If you would like more information, have questions, or would like us to attend a meeting with your association please contact me at 843-9639.

Sincerely,

Jeremy Dreskin, AIA
Architect

Attachment: Zone Atlas Page J-14



» New Address Search

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Official website for the City of Albuquerque www.cabq.gov

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[Signature]

[Signature]

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7011 0470 0002 2443 2014

7011 0470 0002 2443 2045

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 501 Edith Blvd NE
 City, State, ZIP+4 Albuquerque NM 87102-2511

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 or PO Box No. Rob Dickson
 401 Central Ave NE Ste D
 City, State, ZIP+4 Albuquerque NM 87102-4507

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 Street, Apt. No.,
 or PO Box No. Randi McGinn
 201 Broadway Blvd SE
 City, State, ZIP+4 Albuquerque NM 87102-3424

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 612 10th St SW
 City, State, ZIP+4 Albuquerque NM 87102-3704

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Deborah Foster
1307 Gold Ave SW
Albuquerque NM 87102-2833

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Christopher Frechette
1315 Gold Ave SW
Albuquerque NM 87102-2833

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Total Postage & Fees	\$

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Ann L. Carson
416 Walter St SE
Albuquerque NM 87102-3570

PS Form 3800, August 2006

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

Amberley Pyles
306 Edith Blvd SE
Albuquerque NM 87102-3533

PS Form 3800, August 2006

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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
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Sent To
 Street, Apt. No.,
 or PO Box No. 702 Broadway Blvd SE A-6
 City, State, ZIP+4 Albuquerque NM 87102-4285

PS Form 3800, August 2005 See Reverse for Instructions

7008 2810 0001 1385 2804

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

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Sent To
 Street, Apt. No.,
 or PO Box No. 1424 Roma Ave NW
 City, State, ZIP+4 Albuquerque NM 87104-1244

PS Form 3800, August 2005 See Reverse for Instructions

7011 0470 0002 2443 2090

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OFFICIAL USE

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
Here

Sent To
 Street, Apt. No.,
 or PO Box No. 509 11th St NW
 City, State, ZIP+4 Albuquerque NM 87102-1805

PS Form 3800, August 2005 See Reverse for Instructions

7011 0470 0002 2443 2113

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Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
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Sent To
 Street, Apt. No.,
 or PO Box No. 501 Edith Blvd NE
 City, State, ZIP+4 Albuquerque NM 87102-2511

PS Form 3800, August 2005 See Reverse for Instructions

7011 0470 0002 2443 2052

U.S. Postal Service
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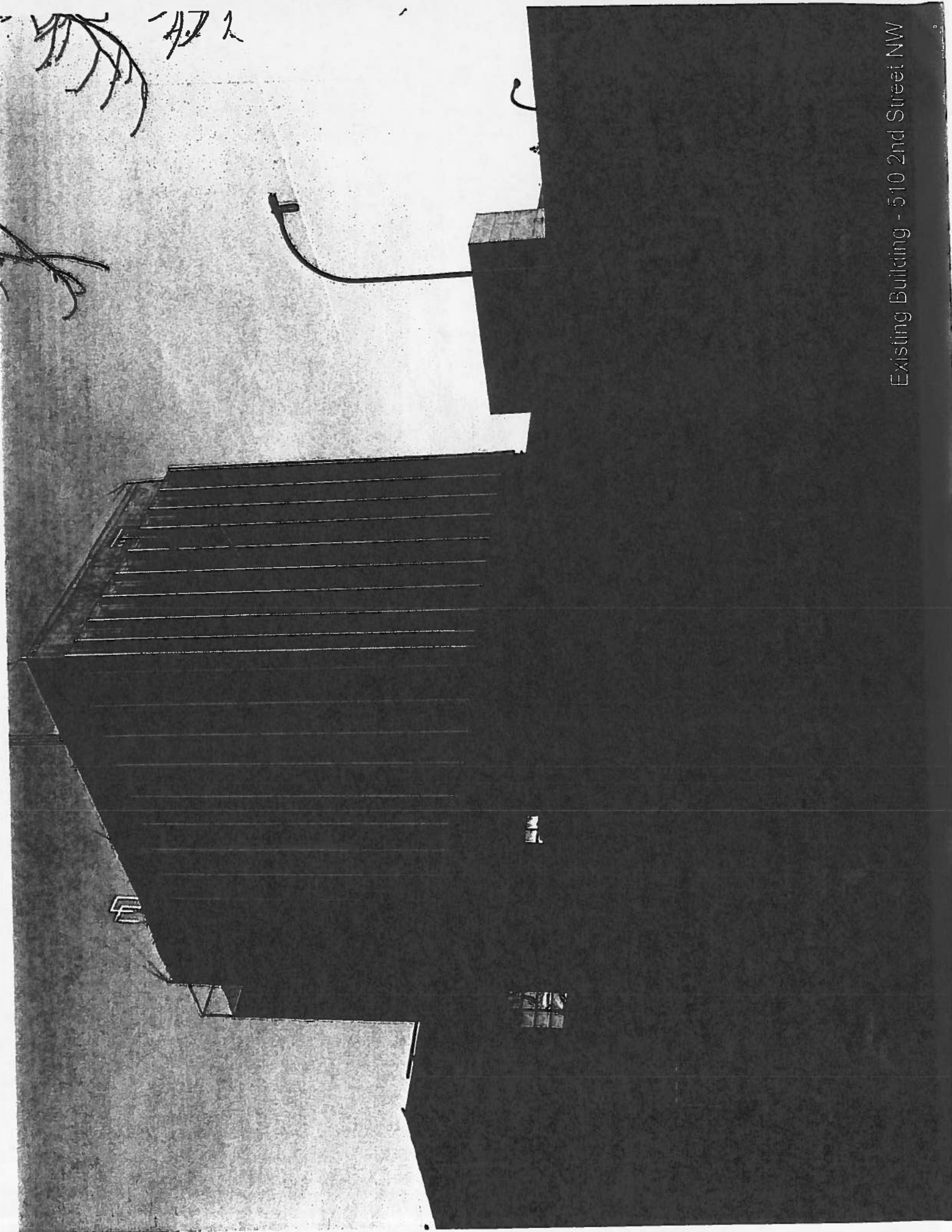
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark
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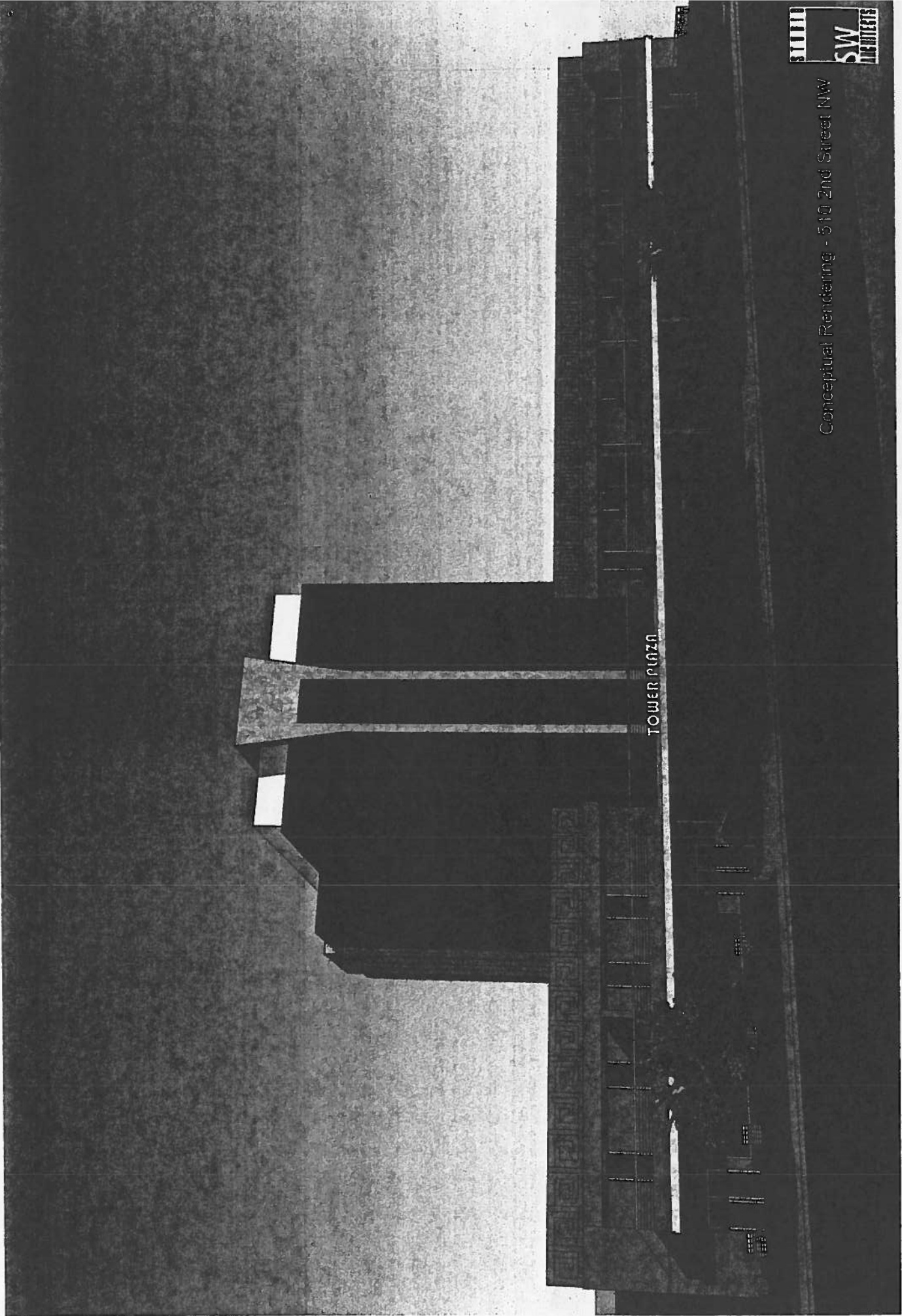
Sent To	Javier Benavidez
Street, Apt. No., or PO Box No.	1115 Barajas Rd SW
City, State, ZIP+4	Albuquerque NM 87102-4037

PS Form 3800, August 2006 See Reverse for Instructions

Be



Existing Building - 510 2nd Street NW



TOWER PINZN



Conceptual Rendering - 510 2nd Street NW

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY ENGINEER.
3. ALL DIMENSIONS SHALL BE GIVEN IN FEET AND INCHES, UNLESS OTHERWISE SPECIFIED.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
6. ALL EXISTING STRUCTURES SHALL BE REINFORCED AS REQUIRED.
7. ALL NEW CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED DURING CONSTRUCTION.
10. ALL EXISTING STRUCTURES SHALL BE REINFORCED AS REQUIRED.

STUDIO

SW ARCHITECTS

1000 BROADWAY, NEW YORK, NY 10018
 TEL: 212 512 2000
 FAX: 212 512 2001
 WWW.SWARCHITECTS.COM

NOT FOR CONSTRUCTION

TOWER PLAZA

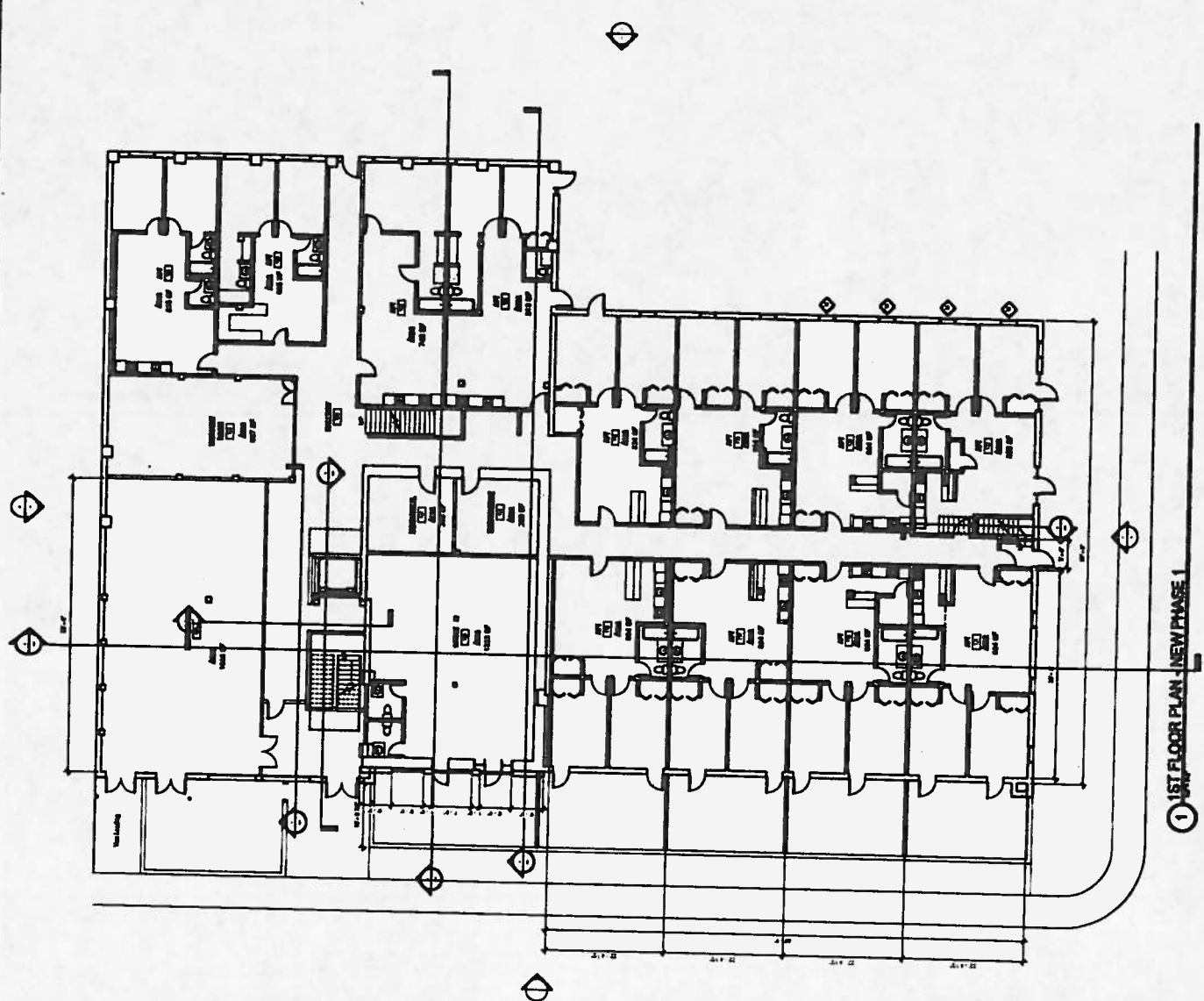
100 2ND STREET, NEW
 ALBANY, NY 12202

Key Plan

NO.	DATE	REVISION
1	10/10/00	ISSUED FOR PERMIT
2	10/10/00	ISSUED FOR PERMIT
3	10/10/00	ISSUED FOR PERMIT
4	10/10/00	ISSUED FOR PERMIT
5	10/10/00	ISSUED FOR PERMIT
6	10/10/00	ISSUED FOR PERMIT
7	10/10/00	ISSUED FOR PERMIT
8	10/10/00	ISSUED FOR PERMIT
9	10/10/00	ISSUED FOR PERMIT
10	10/10/00	ISSUED FOR PERMIT

**FIRST FLOOR PLAN -
 OVERALL**

A-101



① 1ST FLOOR PLAN - NEW PHASE 1

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
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10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.

STUDIO

SW ARCHITECTS
 1000 10TH AVENUE, SUITE 1000
 DENVER, CO 80202
 TEL: 303.733.1000
 FAX: 303.733.1001
 WWW.SWARCHITECTS.COM

NOT FOR CONSTRUCTION

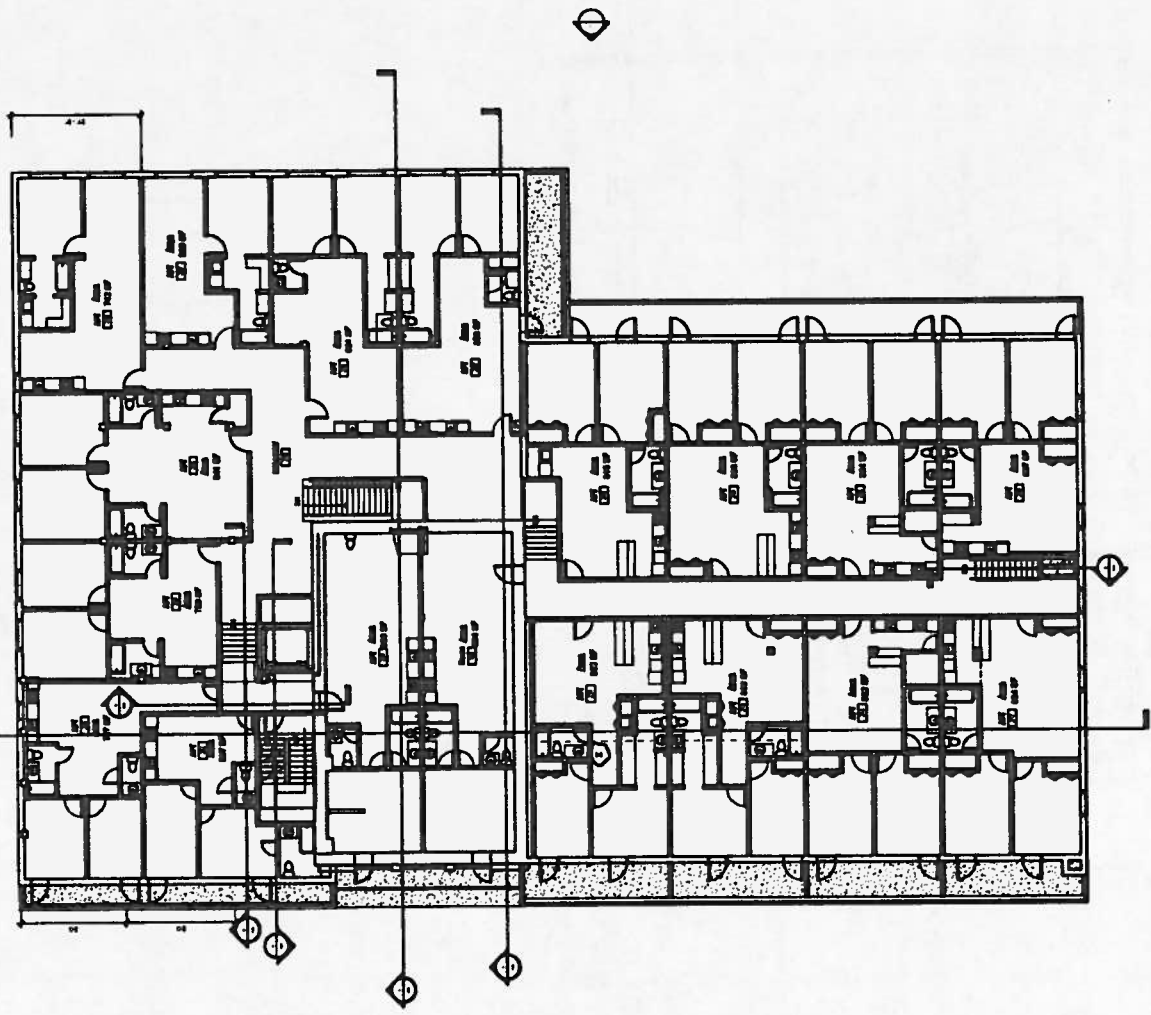
TOWER PLAZA

540 3RD STREET, NW
 ALBUQUERQUE, NM 87102

5th Flr

SECOND FLOOR PLAN - OVERALL

A-102



① 2ND FLOOR SOUTH - PHASE 1

GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
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- 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
- 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



STUDIO SW ARCHITECTS
 1000 PINE STREET, SUITE 1000
 SAN FRANCISCO, CA 94109
 TEL: 415.774.1000
 FAX: 415.774.1001
 WWW.STUDIOSW.COM

NOT FOR CONSTRUCTION

TOWER PLAZA

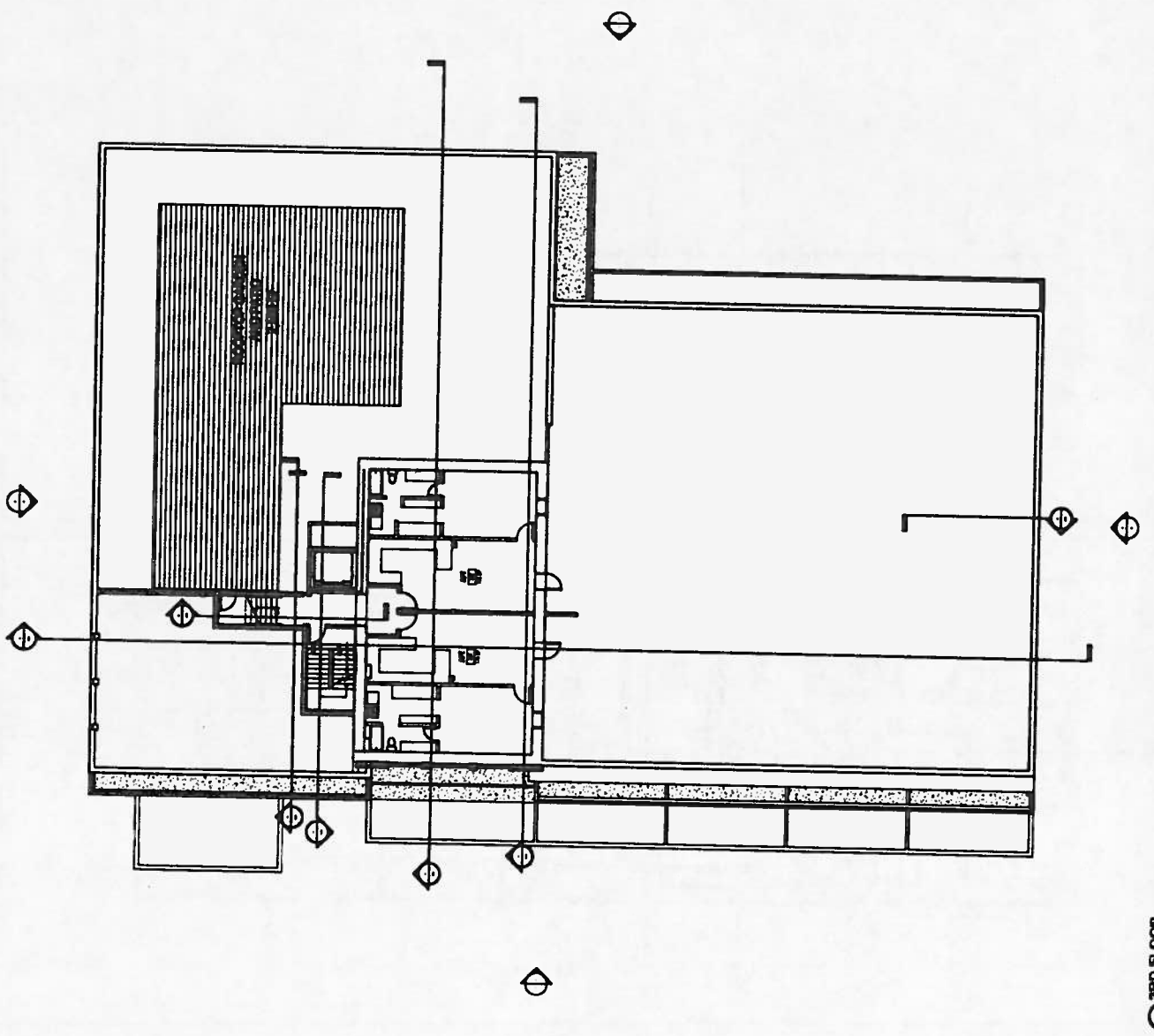
1000 PINE STREET, 1000
 SAN FRANCISCO, CA 94109

Day Plan

NO.	DATE	REVISION
1	10/10/10	ISSUED FOR PERMIT
2	10/10/10	ISSUED FOR PERMIT
3	10/10/10	ISSUED FOR PERMIT
4	10/10/10	ISSUED FOR PERMIT
5	10/10/10	ISSUED FOR PERMIT
6	10/10/10	ISSUED FOR PERMIT
7	10/10/10	ISSUED FOR PERMIT
8	10/10/10	ISSUED FOR PERMIT
9	10/10/10	ISSUED FOR PERMIT
10	10/10/10	ISSUED FOR PERMIT

THIRD FLOOR PLAN -
 OVERALL

A-103



① 3RD FLOOR

